GOVERNMENT OF ANDHRA PRADESH

A B S T R A C T

Municipal Administration & Urban Development Department - Kadapa Municipal Corporation – Change of Land use and realignment of proposed 200'-0'' wide Master Plan road to existing 150'-0'' wide Ring Road (By-pass Road) from IRCON junction to Palempalli Junction duly making 80'-0'' depth on both sides as Mixed Land Use and left over area of realignment for in the General Town Planning Scheme (Master Plan) of Kadapa for the proposed construction of DSR Paradise Function Hall with Ground+2 upper floor in Sy.No.455 situated at Palempalli (V) Kadapa as applied by Sri D. Sankaraiah and Smt. D. Madhavi – Draft Variation – Confirmation Orders – Issued.

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.MS.No. 33 **Dated: 19-01-2017**

Read the following:-

1. From the DTCP, A.P., Hyd, Lr.Roc.No.3349/2014/A, dt:23.01.2016.
2. Govt. Memo No.147869/H1/2016, dt:25.05.2016.
3. From the DTCP, AP, Guntur, Lr.Roc.No.3349/2014/A., dt:21.09.2016
4. Govt. Memo No.11411/I2/2011, MA & UD (I2) Dept., dt. 30.06.2012
5. Govt. Memo No.147869/H1/2016, dt:04.11.2016.
6. Andhra Pradesh Gazette No.828, Part-I, dated:08.11.2016.
7. From the DTCP, AP, Guntur, Lr.Roc.No.3349/2014/A, dated:27.12.2016.

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ORDER:

The draft variation to the land envisaged in Kadapa General Town Planning Scheme, issued in reference 5th read above, was published in Extraordinary Andhra Pradesh Gazette No.828, Part-I, Dt:08.11.2016. The Director of Town & Country Planning, AP, Guntur in the reference 3rd read above has reported that the Commissioner, Kadapa Municipal Corporation, Kadapa has informed that the applicant has paid an amount of Rs.37,000/- towards Development / conversion charges and also the Director of Town & Country Planning, AP, Guntur in the reference 7th read above, he has reported that, the Commissioner, Kadapa Municipal Corporation, Kadapa has published the draft variation notification in two Daily News papers i.e., one in The Indian Express in English version and one in Andhra Jyothi in Telugu version. On publication of notification, no suggestions / objections received from the public within the stipulated time. Hence, the draft variation is confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, AP, Vijayawada.
The Director of Town and Country Planning, Andhra Pradesh, Guntur.
The Commissioner, Kadapa Municipal Corporation, Kadapa, Kadapa District.

Copy to:

The individual through the Commissioner, Kadapa Municipal Corporation, Kadapa, Kadapa District.
The District Collector, Kadapa District.

// FORWARDED : BY ORDER //

SECTION OFFICER

APPENDIX

NOTIFICATION

The following variation to the Kadapa General Town Planning Scheme, the Master Plan, sanctioned in G.O.Ms.No.402, MA., dated:23.08.2013 proposed to make in exercise of the powers conferred by clause (a) of sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) of sub-section (2) of the said section.

(P.T.O.)

VARIATION

The proposed 200'-0'' wide road is realigned through existing 150'-0'' wide Ring Road (By-pass Road) from IRCON junction to Palempalli Junction duly widening it to 200'-0'' and designating 80'-0'' depth on both sides as Mixed Land Use. The site in Sy.No.455 at Palempalli (V) in the General Town Planning Scheme (Master Plan) of Kadapa sanctioned in G.O.Ms.No.402, MA Dt:23.08.2013 to an extent of 1217.12 Sq.Mts area is converted to Mixed land use zone area and an extent of 3960.66 Sq.Mts is converted to urbanisable land use by variation of change of land use basing on the Council Resolution No:64, dated:11.06.2015 as marked as "A to F" in the revised part proposed land use map bearing G.T.P. Map No.10/2016/A available in the Municipal Office Kadapa, **subject to the following conditions that;**

1. The applicant shall pay necessary conversion / development charges to the Kadapa Municipal Corporation as per G.O.Ms.No.158 MA, Dt:22.03.1996.
2. The applicant shall take prior approval from the Competent Authority before commencing any work.
3. The applicant shall handed over an extent of 366.40 Sq.Mts to the Kadapa Municipal Corporation by way of gift deed.
4. The urbanized land use an extent of 3960.66 Sq.Mts within the boundaries after road widening and wherein the Mixed land use zone area is 1217.12 Sq.Mts.
5. The title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
6. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
7. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
8. The change of land use shall not be used as the proof of any title of the land.
9. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
10. The left over area proposed in the master plan is to be converted to future urbanisable land use and water body / buffer zone as per the ground position.
11. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North	:	Existing 150'-00 road proposed to widening about 200'-00.
East	:	The site belongs to Sri C.V.Subba Reddy.
South	:	The site belongs to Sri K. Rami Reddy.
West	:	Site belongs to Sri Venkata Narasaiah and Smt. Peram Drakshamma.

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER